

## **LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.:** Waiver of Design Standards #02003

**DATE:** March 5, 2002

**PROPOSAL:** To release the dedicated 5' pedestrian way easement on Lot 4, Block 3, Jerrold Heights 4<sup>th</sup> Addition.

**LAND AREA:** 800 square feet, more or less (easement area of 5' x 160')

**CONCLUSION:** With the change in use from neighborhood commercial to medical office building, the pedestrian way easement is no longer necessary. The sidewalk in the easement was never built. The relatively short block length along Stephanie Lane ensures adequate pedestrian access to Urology P.C.

<b><u>RECOMMENDATION:</u></b>
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Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 4, Block 3, Jerrold Heights 4<sup>th</sup> Addition, located in the SE 1/4 of Section 17, T9N, R7E of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**LOCATION:** Stephanie Lane and Stephanie Court (near S. 56<sup>th</sup> Street and Pine Lake Road)

**APPLICANT:** R.C. Krueger Development Company  
2929 Pine Lake Road  
Lincoln, NE 68516

**OWNER:** Thomas P and Stephanie K Rogge

**CONTACT:** Brian D. Carstens  
Brian D. Carstens & Associates  
601 Old Cheney Road - Suite C  
Lincoln, NE 68512  
(402) 434-2424

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Single family house

**SURROUNDING LAND USE AND ZONING:**

North:	R-3	Single family housing
South:	R-3	Single family housing
East:	O-3	Office/medical
West:	R-3	Residential

**HISTORY:**

<b>July 9, 1998</b>	City Council voided the Jerrold Heights P.U.D.
<b>June 22, 1998</b>	City Council approved Use Permit #112 for the medical/office building to the east.
<b>April 27, 1992</b>	City Council approved the Jerrold Heights 4 <sup>th</sup> Addition final plat.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan designates this area as Urban Residential.

**UTILITIES:** Available

**TRAFFIC ANALYSIS:** Stephanie Lane is a local street

**PUBLIC SERVICE:** City of Lincoln fire and police

**ANALYSIS:**

1. As part of the Jerrold Heights P.U.D., the pedestrian easement would have connected Stephanie Lane to proposed neighborhood commercial services. Use Permit #112 approved a medical/office building on that site.
2. If the pedestrian way easement is removed, the neighborhood would still have adequate pedestrian access to the medical office building due to the relatively short block length along Stephanie Lane and the presence of sidewalks on both sides of the street.

Prepared by:

Jason Reynolds  
Planner

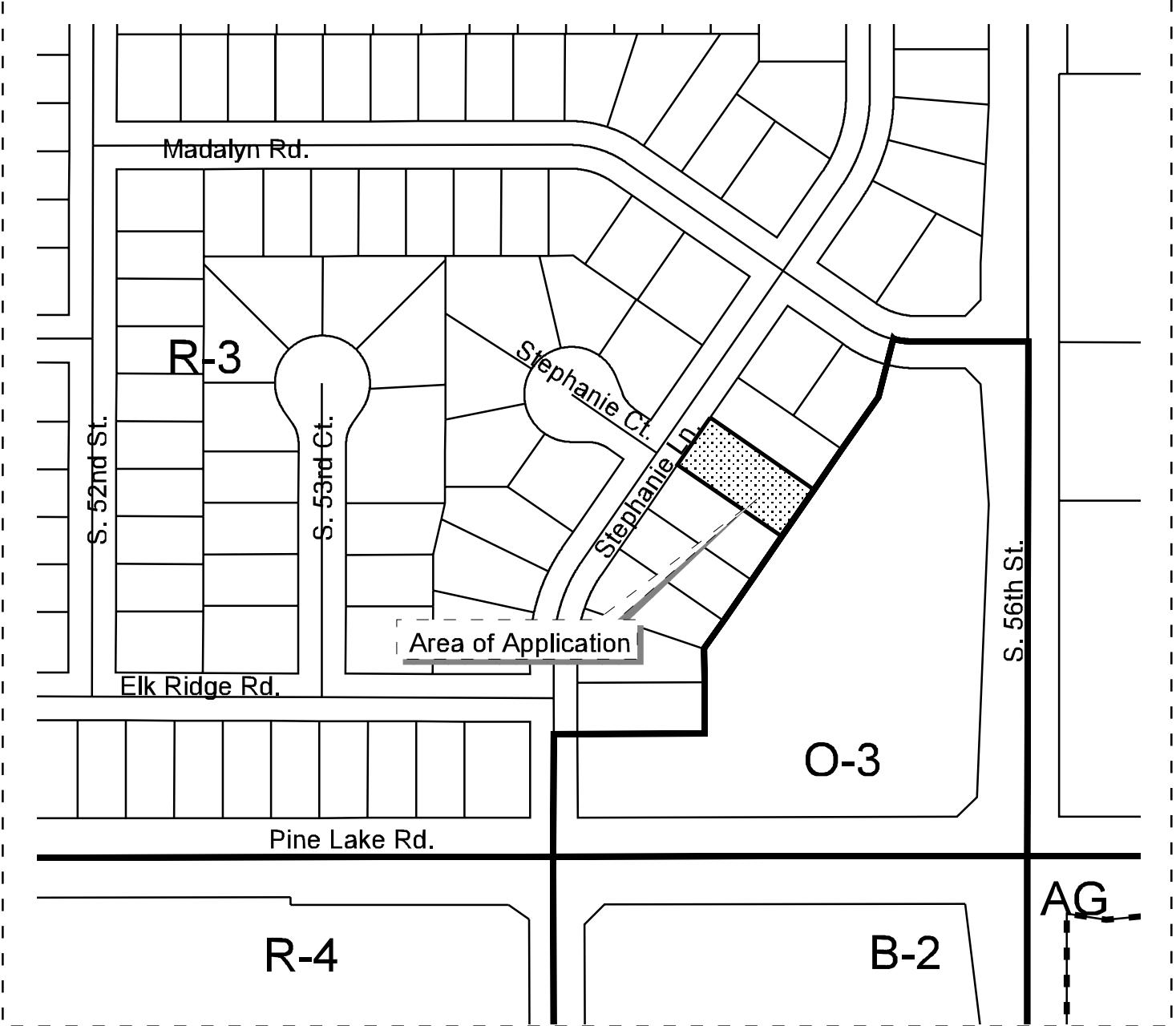


**Waiver of Design Standards #02003**  
**NW of S 56th & Pine Lake Rd.**  
**Jerrold Heights 4th Add.**



Photograph Date: 1999

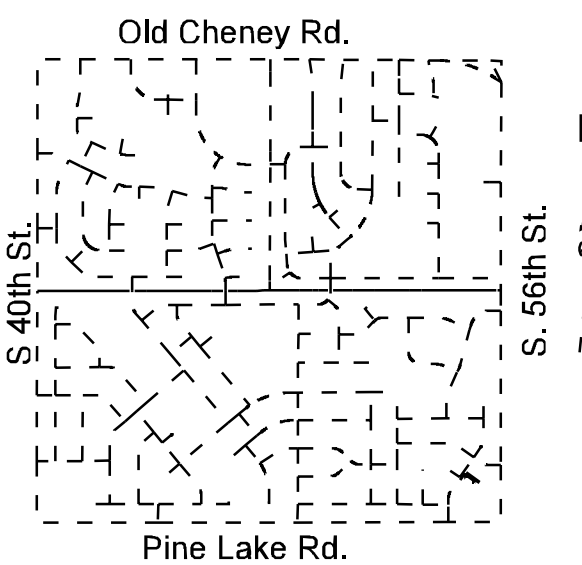
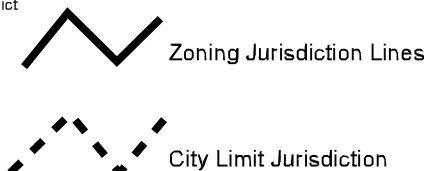
Lincoln City - Lancaster County Planning Dept.



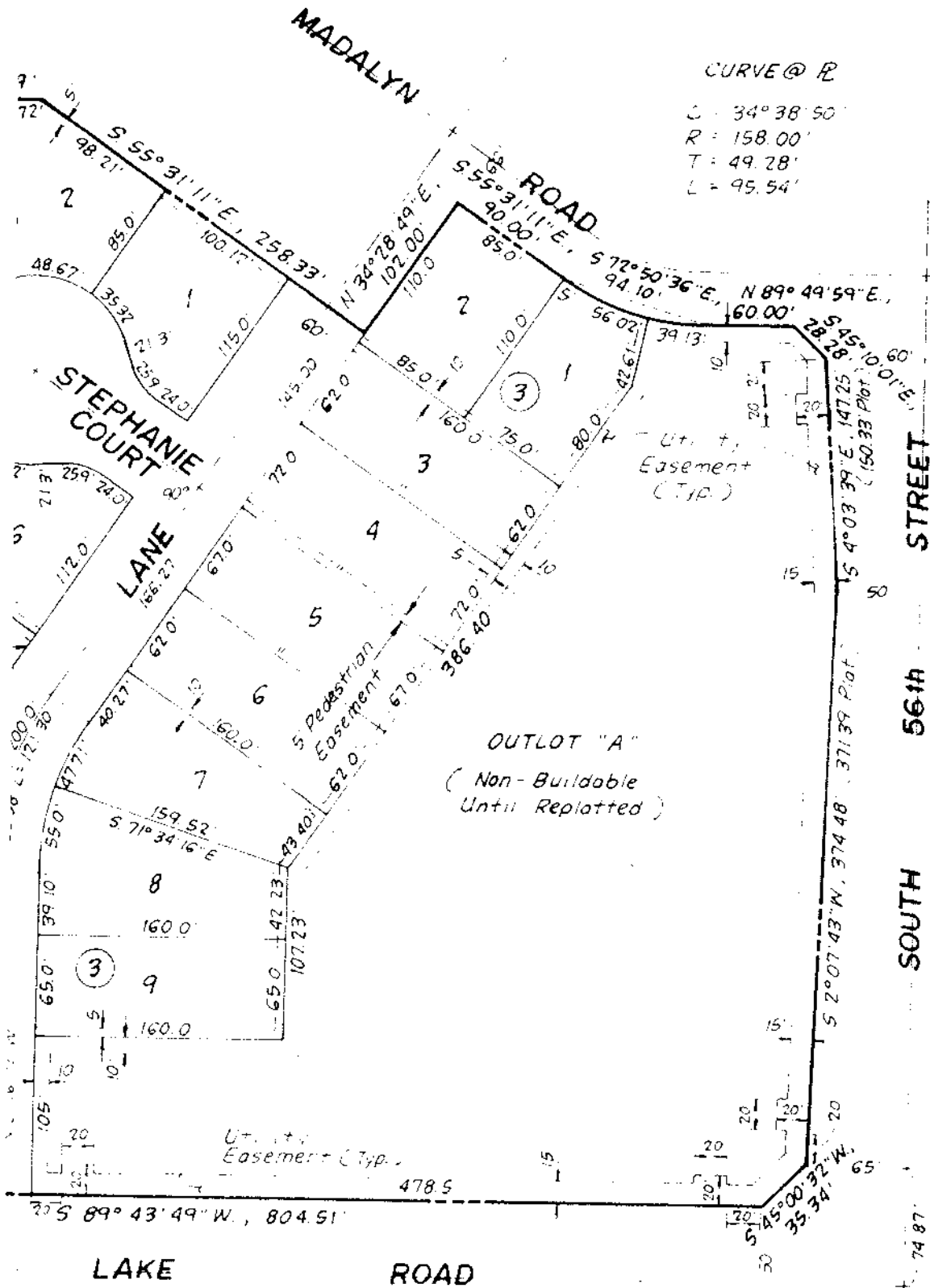
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- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 17 T9N R7E

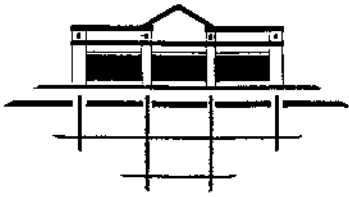


## [TS 4<sup>th</sup> ADDITION



### SURVEYOR'S CERTIFICATE

SE Corner.  
Section 17,  
T.9N., R.7E.



**BRIAN D. CARSTENS AND ASSOCIATES**  
**LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN**  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

January 28, 2002

Ms. Kathleen A. Sellman, AICP  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10th Street  
Lincoln, NE 68508

RE: RELEASE OF PEDESTRIAN EASEMENT ON LOT 4, BLOCK 3,  
JERROLD HEIGHTS 4TH ADDITION

Dear Kathleen,

On behalf of R.C. Krueger Development Company, we respectfully request that the City of Lincoln release the dedicated 5 foot wide pedestrian easement on Lot 4, Block 3, Jerrold Heights 4th Addition. This pedestrian easement was originally intended to provide pedestrian circulation between the Jerrold Heights neighborhood and the proposed "P.U.D. uses" that were originally approved with the Jerrold Heights Planned Unit Development.

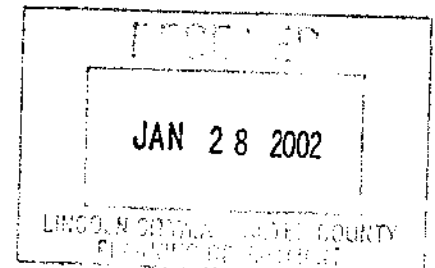
On June 22, 1998, the Lincoln City Council approved Use Permit #112 which allowed the P.U.D. commercial area to become a 30,000 square foot office/ medical facility for Urology, P.C.. During that approval, it was determined that the pedestrian link back to the neighborhood would not be necessary. We failed to ask for the easement to be released at that time.

Please contact me if you have any further questions.

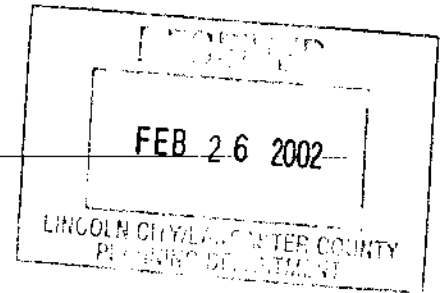
Sincerely,

Brian D. Carstens

cc: Rick Krueger



# M e m o r a n d u m



**To:** Jason Reynolds, Planning Department

**From:** Charles W. Baker, Public Works and Utilities *CBW*

**Subject:** Waiver of Design Standards # 02003  
Jerrold Heights 4th Addition Pedestrian Easement

**Date:** February 25, 2002

**cc:** Roger Figard  
Nicole Fleck-Tooze  
Harry Kroos

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for Waiver of Design Standards of the Pedestrian Easement on Lot 4, Block 3, Jerrold Heights 4th Addition. Public Works agrees that with the change of use from the original commercial area to office/medical that the pedestrian easement is no longer necessary. Public Works recommends approval of the proposed waiver of design standards.